

TR - Transitional Residential District

The Transitional Residential District is intended to provide areas of higher density and different housing types than in the Neighborhood Residential District. It is tied to an overall development density and is intended to provide an area of transition between the lower density Neighborhood Residential District and higher density districts (e.g., neighborhood multifamily, commercial, etc.). These areas are developed with an urban roadway cross-section.

TR District Land Uses			
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Cottage Duplex Local/Neighborhood Utilities Passive Outdoor Recreation Quadplex Single-Family Detached Single-Family Attached Townhouse Triplex	Child-care, Family Home Education Group Home Government Home Enterprise Industrialized Housing Neighborhood Amenity Residential Childcare Facility Religious Assembly Single-Family Zero Lot Line	Bed and Breakfast Lodging Community Assembly/Amenity Housing/Services for the Aging Medical Office Office Wireless Transmission Facilities	Animal Clinic or Services Animal Raising/Production Aviation Uses Fixed Wing Aviation Uses Rotary Wing Bar or Night Club Brewery/Distillery/Winery Business or Trade School Campground Cemetery College/University Commercial Parking Commercial Rec./Entertainment Commercial Stables Contractor Services Crop Production and Sales Food & Drink (general) Full-Service Hotel Game Ranch Heavy Equip. Retail Sales/Service High-Density Apartment Hospital Industrial Services Heavy Industrial Services Light Limited Service Hotel Live-work Unit Major Utilities Manufactured Home Manufactured Home Park Medical Clinic Office-Showroom Pawn Shop Provisional Housing Research & Development Resort Hotel Resource Extraction RV Park Scrap and Salvage Yard Self-Storage Social Service Institution Special Events Venue Storage Yard Tiny House Development Transportation Facilities Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services Warehouse Waste Related Services
Master Planned Community Land Uses Uses allowed only within an approved Master Planned Community.			
Apartment Day-Care Center General Retail Sales/Services Food & Drink (neighborhood) Loft Apartment Office Office, Medical Personal Services Shopping Center			
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Single-Family Zero Lot Line	Allowed when included in plat designating the development must follow development standards specified in Subsection 4.2.3
Industrial Housing	All single-family detached or duplex ind. housing required to have similar exterior and a value equal or greater than the median taxable value for each dwelling unit within 500' of parcel
Group Home	Must be licensed by the state, limited to max of 6 residents and 2 supervisors
Res. Childcare Fac.	Limited to no more than 6 unrelated children.
Community Assembly/ Amenity	Parcel shall take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk. Conditional Use Permit
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be on-site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back from residential property 25' and enclosed by wall/fence.
Government Fac.	Parcel shall be screened by a Type C Buffer yard from residential property.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Religious Assembly	Facilities over 20,000 square feet shall take access from an arterial or collector street. Parking shall be on-site.
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Bed and Breakfast Lodging	Owner/operator must be full-time resident of the main dwelling. Maximum 4 guestrooms per property. No on-site parking in front yard and must be screened by 6' wall/fence and 5' landscape buffer. No food preparation allowed within guestrooms. Guestroom rentals shall not be allowed for more than 21 consecutive days.
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one person outside of home may be employed by facility.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 st floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods, products, services or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive nuisance sound/smell/vibration/light/dust. No hazardous materials on premises. Following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including the painting of vehicles.

TR District Development Standards												
Requirement	Development Type											
	Cottage	Neighborhood Single-Family Detached	Neighborhood Rear-Loaded Single-Family Detached	Single-Family Attached	Single Family Attached Rear-Loaded	Duplex	Townhouse front loaded	Townhouse rear loaded	Triplex	Quadplex	Mid-Density Apartment	Nonresidential
Min. Lot Size	3,600 sf	5,000 sf	4,200 sf	5,000 sf	4,200 sf	6,000 sf	2,000 sf	2,000 sf	12,000 sf	14, 500 sf	n/a	32,670 sf
Min. Lot Width	30 ft.	50 ft.	42 ft.	50 ft.	42 ft.	50 ft.	24 ft.	24 ft.	50 ft.	50 ft.	60 ft.	80 ft.
Min. Corner Lot Width	40 ft.	60 ft.	52 ft.	60 ft.	52 ft.	60 ft.	34 ft.	34 ft.	50ft.	50 ft.	60 ft.	80 ft.
Min. Lot Frontage	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	50 ft.	50ft.	60 ft.	n/a
Front Setback	10 ft.	25 ft.	15 ft.	25 ft.	15 ft.	25 ft.	20 ft.	10 ft.	25 ft.	25 ft.	25 ft.	30 ft.
Interior Side Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	10 ft.	10 ft.	15 ft.	15 ft.
Min. Separation between attached Units	n/a	n/a	n/a	0 ft.	0 ft.	n/a	0 ft.	0 ft.	n/a	n/a	n/a	n/a
Street Side Setback	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	15 ft.	15 ft.	20 ft.	25 ft.
Rear Setback	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Garage Setback	25 ft.	25 ft.	25 ft.	25 ft.	7.5ft.	25 ft.	25 ft.	7.5 ft.	25 ft.	25 ft.	n/a	n/a
Garage Setback Rear Loaded	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	n/a	n/a	7.5 ft.	n/a	n/a	n/a	n/a
Maximum Height	25 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	35 ft.
Max. Lot Coverage	60%	50%	60%	50%	60%	50%	65%	70%	70%	70%	70%	70%
Min. Unit Size	600 sf.	900 sf.	800 sf	900 sf	800 sf	800 sf	n/a	n/a	n/a	n/a	n/a	n/a
Min. Size Dev.	3 acers	5 acres	6 acres	5 acres	6 acres	5 acres	2 acres	2 acres	10,500 sf	14,500 sf	5 acres	n/a
Max. Units/Acre	7.25	6.25	6.3	6.25	6.3	10	11	11.3	12	12	14	n/a
% Open Space	20%	11%	18%	11%	18%	14%	25%	15%	25%	25%	25%	n/a